

PLANNING & INSPECTIONS MONTHLY REPORT: July 2005

TOWN & COUNTY BOARD ACTIVITIES:

Edenton Planning Board:

- ***July 2005:*** Heard the following cases: **Case No. TA 05-01:** A request from the Town of Edenton to amend the Unified Development Ordinance (UDO); Article IV, Permits and Final Plat Approval, to add Section 85, *Subdivisions in the Historic District*. ***The Planning Board recommended approval to Town Council (5-0);*** **Case No. TA 05-02:** An application from Dr. Lloyd E. Griffin, Jr. requesting an amendment to the Unified Development Ordinance (UDO) of Article X, Section 146, Table of Permitted Uses, to add the use category *Drugstore/Pharmacy with Drive-Thru* and to amend the use category of *Building Supply Sales*. ***The Planning Board recommended approval to Town Council (5-0);*** **Case No. TA 05-03:** A request from the Town of Edenton to amend the Unified Development Ordinance (UDO); Article XII, Section 184 (a), Building Setback Requirements, to *decrease minimum setbacks in CH, CN, and SC Zoning Districts*. ***The Planning Board recommended approval to Town Council (5-0);*** **Case No. TA 05-04:** A request from the Town of Edenton to amend the Unified Development Ordinance (UDO); Article XII, Section 185 (2), Maximum Lot Coverage, to *increase maximum lot coverage allowance*. ***The Planning Board recommended approval to Town Council (5-0). The Board directed staff to research potential incentive/requirement language for redevelopment of existing non-conforming commercial developments;*** **Case No. TA 05-05:** A request from the Town of Edenton to amend the Unified Development Ordinance (UDO); Article XVII, Section 280 and 281, Signs in CH Districts, to *decrease allowable size of freestanding signage*. ***The Planning Board recommended approval to Town Council (5-0);*** **Case No. TA 05-06:** A request from the Town of Edenton to amend the Unified Development Ordinance (UDO); Article XVIII, Section 291 (e), Table of Parking Requirements, to *decrease parking requirements for various commercial uses*. ***The Planning Board recommended approval with a minor amendment to Town Council (5-0);*** **Case No. TA 05-07:** A request from the Town of Edenton to amend the Unified Development Ordinance (UDO); Article XII, Section 296 (a), Vehicle Accommodation Area Surfaces, to *allow for overflow parking on pervious surfaces*. ***The Planning Board recommended approval with amendments to Town Council (5-0);*** **Case No. TA 05-08:** A request from the Town of Edenton to amend the Architectural Design Standards for New Commercial Construction to include a *definition of substantial renovation* and *provisions for rear yard landscape buffering*. ***The Planning Board recommended partial approval to Town Council (5-0). The Board asked that the definition of "substantial renovation" be tabled pending further research on a definition that incorporates the percentage of change to the linear face of the building, a sliding scale; however they gave approval of the provisions for landscape buffering in the rear yard.***

Edenton Board of Adjustment:

- **July 2005** - Gave approval for Case No. BOA-05-03: An application from Chowan County ABC Board for a variance from *Article XII, Section 184* Building Setback Requirements, for the property located at 1328 North Broad Street.

Edenton Preservation Commission:

- **July 2005** - 4 Major Certificates of Appropriateness (COA's) issued; 4 Minor COA's issued.

Edenton-Chowan Technical Review Committee:

- **July 2005** - No Meeting.

County Planning Board:

- **July 2005** - Reviewed and made comment on sketch plan for proposed 73 lot subdivision on NC 32 and Welch Road, received public comment.

County Board of Adjustment:

- **July 2005** - No Meeting.

OTHER ACTIVITIES:

- Hazard Mitigation Grant Program (HMGP) - Phase I, Blackbeard Rd. and Pembroke Circle acquisition applications appraised; Phase II, King St. elevation application survey completed. Verbal confirmation that Phase III, Eden St. acquisition has been approved.
- Rural Transportation Planning Organization (RPO) - No Meeting.
- Community Development Block Grant (CBDG) -New Scattered Site Rehabilitation Grant for 2004 in progress.
- Chowan County Planning Initiatives - Land Use Survey conducted and completed by Wooten Company.
- Architectural Standards Committee - Amendments to UDO presented to Town Planning Board at July meeting for Council decision in August.

PLAN & PERMIT REVIEW:

	<u>June</u>	<u>Year to date</u>
Final Plats Reviewed:	<u>5</u>	<u>30</u>
Sign Permits:	<u>1</u>	<u>9</u>
Site Plans Reviewed:	<u>6</u>	<u>25</u>
Site/Landscape Inspections:	<u>2</u>	<u>9</u>
Zoning Confirmation Letters:	<u>3</u>	<u>12</u>
Zoning Permits Issued:	<u>13</u>	<u>77</u>

BUILDING INSPECTIONS:

The following numbers of inspections were conducted: Current: 308 (YTD: 2,085). Inspections reviewed 19 (YTD: 71) building plans. The Inspectors traveled a total of 1,648 (YTD: 10,102) miles. There were a total of 105 (YTD: 642) permits issued as listed below:

<u>Residential:</u>	<u>June</u>	<u>YTD</u>
New SFD	<u>15</u>	<u>50</u>
Addition	<u>2</u>	<u>15</u>
Garage	<u>2</u>	<u>19</u>
Decks	<u>3</u>	<u>20</u>
Renovations	<u>4</u>	<u>42</u>
Temporary (Travel Trailer)	<u>0</u>	<u>0</u>
Accessory Building	<u>0</u>	<u>13</u>
Pools	<u>2</u>	<u>3</u>

<u>Non-Residential:</u>		
New	<u>3</u>	<u>13</u>
Renovations	<u>0</u>	<u>8</u>
Signs/Footings-Electric	<u>0</u>	<u>0</u>
Fence	<u>0</u>	<u>0</u>
Demolition	<u>0</u>	<u>1</u>
Additions	<u>0</u>	<u>4</u>

<u>Manufactured / Mobile Homes:</u>		
New	<u>4</u>	<u>22</u>
Replacements	<u>0</u>	<u>15</u>

<u>Trades:</u>		
Electric	<u>21</u>	<u>165</u>
Mechanical	<u>21</u>	<u>112</u>
Gas	<u>8</u>	<u>63</u>
Plumbing	<u>16</u>	<u>71</u>
Re-inspections	<u>4</u>	<u>16</u>

The administrative assistants received a total of 1,662 calls over the one month period, with an average of 83 calls per day.

NUISANCE CODE ENFORCEMENT:Written Complaints Received: 12Violation Notices Mailed: 15

Violations Types:	<u>July</u>	<u>YTD</u>
Junk Car:	<u>4</u>	<u>56</u>
Min. Housing	<u>0</u>	<u>11</u>
Noxious Weeds and Grass	<u>15</u>	<u>94</u>
Zoning:	<u>1</u>	<u>2</u>
Signs:	<u>1</u>	<u>2</u>

Violations Abated: 9 Code Enforcement Officer traveled a total of 350 miles.